

6. PUBLIC HEARING ITEMS

A. AA Denorfia Building & Development, LLC, 72 lot Resubdivision Application, Parcel 51, Loper Street (Map 158, Parcel 051) property of Ann Griffin Egan, Trustee, in an R-20/25 zone (S #1312), extended from May 17

Stephen Giudice, Harry Cole & Son, 876 South Main Street, Plantsville, CT here on behalf of the applicant.

It's been a long journey with this subdivision. We've been working with staff and the commission to make modifications and come up with a plan that everyone is happy with. We met with staff twice in the last two weeks to iron out the final details of their comments. The plan before you tonight hasn't changed too much. We did eliminate one small detention basin along the westerly side of the parcel. Explained regrading. The plan before you tonight is consistent with the public hearing open space subdivision that was approved a few weeks ago.

I believe we've addressed all staff comments. If there are any addition comments/concerns from the commission Mr. Denorfia is here.

After discussion, the Town Attorney advised for the record the detention basin being eliminated is between parcels 66 and 67.

Mr. Chaplinsky asked about Loper Street. There was a six lot subdivision adjacent to this and we tried to work with the developer at that time to see if we could get an offsite improvement there to install sidewalks on Loper Street from where the existing sidewalk ended through the six lots.

We're in an R-20/25 zone and there are two sidewalks required on the interior portion of this subdivision and I would be interested to know if the commission and the applicant would be willing to talk about a waiver for one sidewalk in exchange for putting sidewalks along Loper Street to make that connection as far down to Queen Street as we can. Driving that hill, I see people walking up and down and including young folks and teenagers. There is no good walking space in that area. It would be worth considering if there is some way to come to an agreement, trading one side of the sidewalks if it is advantageous or not too much of a burden on the applicant and we can work that out with the town.

Mr. Giudice responded that that was something we thought about when we started this subdivision. Unfortunately -- we are not opposed to that - but we never actually investigated it. We would be willing to try to work with staff on that if there was a way for the commission to grant that waiver under the stipulation we will work this out with staff and if it doesn't work out --- Tony and Andy have said if there is a way to make it work, they'll make it work.

Attorney Sciota asked a very quick time period be put on it.

Mr. Chaplinsky said the goal would be to, instead of requiring two sidewalks on the interior of this development, provide a waiver for half of that --- still be sidewalks on the development --- in exchange for the town getting a sidewalk up Loper Street and hopefully make a connection. We have to make sure things work out for the applicant. Mr. Giudice said a big issue is grading of the sidewalks. Depending on the curbs, it's how the sidewalk works. We don't want to create problems for the existing homes on Loper Street. We'd have to do a topographic survey along the strip to make sure the sidewalk fits in well. We all agree it would be a positive addition to Loper Street and it wouldn't hurt this subdivision, at all.

The Chair said if they can't do it, they can go back and do the two sidewalks on the interior.

Attorney Sciota explained your approval would be with a stipulation of a waiver and then the applicant would work with town staff within a certain time period.

Attorney Denorfia explained some issues involved. We have to get a design and then put it out to bid.

Discussion of the time frame to put an agreement together. One hundred twenty days was agreed upon for the time period. We'll have everything set by then.

Mr. Chaplinsky discussed helping with the funding.

(Those speaking in favor of the application.)

None.

(Those speaking against the application.)

None.

The Chair closed this public hearing item.

7. BUSINESS MEETING

A. AA Denorfia Building & Development, LLC, 72 lot Resubdivision Application, Parcel 51, Loper Street (Map 158, Parcel 051) property of Ann Griffin Egan, Trustee, in an R-20/25 zone (S #1312), extended from May 17

Mr. Phillips advised engineering has some stipulations for the approval.

Mr. Grappone thanked the applicant and his engineer for all the effort they put in. I have three items:

1. I wasn't sure if Item 3 of the engineering checklist of March 4th was added to the new plan. It's the street trees being moved further back on the property.

2. Just final review of the drainage calculations.

3. In our discussion concerning the detention basin access, it was pointed out that possibly the town could get an easement for access of the open space B detention basin off of Loper Street on property owned by the applicant.

Mr. Chaplinsky made a motion to approve the application with the town engineer's stipulations and the additional stipulation that the sidewalk waiver would be granted if an agreement comes within 120 days and the waiver is for one of the two interior sidewalks. Ms. Clock seconded. Motion passed 7 to 0 on a roll call vote.

The Chair thanked the applicant for his cooperation in this matter to try to make this as painless as possible for the neighbors, parties that aren't part of this application but have to look at it. I thank you for that. A few would do that, but not a lot.

Motion passed 7 to 0 on a roll call vote.

B. Tavern 42 Burger Brew and Que, site plan modification application for a proposed 833 sf deck, 42 & 44 West Main Street, property of Tahoe Realty, LLC, in an I-2 zone (SPR #1712), tabled from May 17

Jim Jones, Jones Engineering, 962 Savage Street, Southington. We're here tonight for Tavern 42. They're looking for a site plan modification for 42 & 44 West Main Street, Southington in order to put up a 751 sf deck. We've received approval from wetlands for filling wetlands for the piers for the deck. ZBA has granted us a 21' side yard variance. We've been granted outdoor dining by the ZBA, too. The parking authority has granted a parking variance for the change in the parking.

I believe all staff comments have been taken care of.

Mr. Phillips added there was a question about utility easements being filed on the land records. I believe we have the easements and they are to be filed. Attorney Sciota spoke with Attorney Meccariello today and we looked at them this morning and they are okay. They will be signed.

Mr. Phillips noted two recommended stipulations:

1. Pursuant to compliance with the fire marshal requirement, removing the dumpster and fence as noted.

2. All lighting subject to location approval by town staff and shall conform with dark sky compliant fixtures.

Mr. Sinclair made the motion to approve the application with the aforementioned stipulations. Ms. Locks seconded. Motion passed 7 to 0 on a roll call vote.

C. 405 Queen Street, LLC 3-lot subdivision application, 405 Queen Street, in an R-20/25 zone and B zone (S #1314) tabled from May 17

Sev Bovino, Planner with Kratzert, Jones represented the applicant.

This subdivision was introduced at the last meeting and was tabled because comments needed to be addressed. We have revised the maps to revise staff comments. I believe they have been addressed. One was in regard to combining the driveway for the two residential lots and the other was to provide a conservation easement for the existing buffer of trees for the property line between the B zone and the residential zone.

Discussion.

Discussion on the retaining walls.

Further discussion of the buffer of tall pine trees on the first front lot which touches the second lot and the business lot (all three lots).

The conservation easement is for 7.5' either side of the trees. Fifteen feet wide. There is a note indicating that the trees have to be kept. The property owner cannot cut the tree down.

Discussion.

Mr. Phillips had the following stipulations:

1. Proposed retaining walls shall be designed by a Connecticut PE. Applicant shall apply for a building/zoning permit.

2. Water service for each lot shall be approved by the Southington Water Department.

3. Design of pressure sewer service for lot 3 to be approved by the engineering department prior to issuance of a building permit.

4. Modification to the conservation easement to include a stipulation that damaged or diseased tree removal shall be the responsibility of the property and the town shall be notified prior to such removal.

Mr. Chaplinsky made a motion to approve with the noted stipulations. Mr. Sinclair seconded. Motion passed 7 to 0 on a roll call vote.

D. Samir Zukic, site plan application to construction 6,000 sf building with associated parking, 20 Industrial Drive, in an I-1 zone (SPR #1714), tabled from May 17

Steve Giudice represented the applicant. This application is for a 6,000 sf industrial building located on Industrial Drive. The owner is proposing to construct a building and parking lot. We have a strip of landscape buffer along the back side to the residential zone there.

The site is serviced by sewer and water.

We have some storm management which is controlled partially on site through infiltration for the roof leaders and then there is also an offsite detention basin constructed to accommodate runoff for this parcel. This was originally part of this parcel here (indicating) and it was cut off.

The applicant is looking forward to getting started. We have addressed all staff comments and are ready for action.

Mr. Phillips noted nothing outstanding on this.

Mr. Sinclair made a motion to approve. Ms. Clock seconded. Motion passed 7 to 0 on a roll call vote.

E. Lovley Development Group and AVA Group, site plan modification for a proposed 19,680 sf hotel, 1095 West Street, in a B zone (SPR #1513.2)

Sev Bovino, Planner with Kratzert, Jones represented the application.

The property is located at 1095 West Street. In 2014, we received approval for a retail - combination of mixed use, restaurants, a bank, retail and office, medical office.

He noted West Street and Corporate Drive with the existing driveway leading to the UCONN medical facility. The approval was granted for the retail area here with a bank and a restaurant here and one at the southerly end with the medical building in back.

Showed an original approved granted for this site for a hotel area. It's on the southerly side of the property. At the time, we received a curb cut at this location (indicating) and then eventually this was to go to the light.

The current proposal is to reduce the retail area about half of the size. The retail area is being reduced and we are eliminating the sit down restaurant and keeping this restaurant(indicating) and keeping the bank and the medical facility.

In addition to this, plan is in front of you for a revision to have a hotel represented on this site. The hotel maintains the same access we got approval for before: right in, only. And, out to the light across from Corporate Drive.

The landscaping is the same as was approved before. The parking arrangement is the same. The building elevations are the same. Drainage pattern is maintained.

With me tonight, representing the hotel, we have A.J. Patel, owner and developer and we have his engineer, Brandon Hanfield. They will make a presentation to you in regards to the hotel.

Brandon Hanfield, with Yantic River Consultants on behalf of AVA Group. And, A.J. Patel is also here.

We're here to discuss the proposed Courtyard by Marriott Hotel. He went through a slide presentation which is on file in the Planning Office.

The building is proposed on the southwest corner of the property. It is a 19,800, plus, square foot, Courtyard by Marriott with 125 guest rooms and some amenities on the first floor (explained).

The front of the property faces north and that's where the main entrance to the building is. To the south is the rear of the building with the exterior outdoor patio or courtyard.

Access is from the north through the future development on the remaining land of S & G. And, a one-way entrance off of West Street.

Surrounding the building are a series of access drives providing suitable access from the northerly property as well as 129 parking spaces which meets the minimum requirement for the number of rooms as well as employees based on three shifts.

The general system of utilities was discussed. Grading and drainage was explained. Drained designed for 25-year storm event.

Public water and public sewer. Connections discussed.

Gas will be provided. Power and telecommunications will come from an existing overhead line along the northbound shoulder.

Landscaping is in line with the Courtyard prototype. It consists of shade trees around the exterior of the site. A detailed planting list was requested and will be provided. A pretty extensive

landscaping plan was detailed explaining it exceeds the minimum requirement by five times.

Erosion and sediment controls were explained and described as typical.

He showed the elevation of the building. It is the prototype of the Courtyard facing. This is looking towards the southeast from the northwest of the building. This is the front and main entrance. Side entrance was noted. Four story structure with 125 rooms.

Natural stone exterior.

Alternate treatments, suggestions can be discussed with A.J. Patel, who is here tonight. But that is the general prototype of what they want to see built right now.

Mr. Chaplinsky said in that area we are talking about more of a colonial treatment look. That would be different than what is in that plaza now. Is there any consideration to make that match the rest of the buildings on site?

Photos of other Courtyards by Marriott the commission could consider.

Attorney Sciota asked, from an emergency management standpoint, is there going to be a generator in this building. If there is a power issue, the town is responsible for the people in the hotel. Mr. Patel required a generator is not required. Attorney Sciota said from an emergency standpoint we have been talking with hotels to see if they could put them in.

A.J. Patel, 3737 Route (Inaudible), Parsippany, NJ 07054. We'd be open to putting in a generator. We will work with staff on that.

As far as the exterior materials go, the building is (inaudible) and stucco building. The color palette is still in design so we are open to suggestions. The actual façade is the Marriott's new prototype, Gen 6 building. Showed examples of older buildings used in the past. We're open to suggestions on the color palette.

Discussion.

Mr. Phillips commented it feels kind of institutional.

Mr. Chaplinsky said it would match more if it was on Executive Boulevard. In that plaza we've made great strides --- showed a drawing for the retail area with peak roofs and cupolas, window treatments. I think there are things you can do when you talk about different materials and some of the colonial stuff is showing more natural rock, stone type treatments. Something warmer than what you are showing in a traditional colonial style would be more amenable.

Discussion.

The developer who worked on this entire site has had a lot of experience in colonial treatment and they would have a lot of suggestions on how to make that look more traditionally colonial without necessarily taking away from the design the Courtyard is looking for.

Discussion

Ms. Clock asked about the pictures - particularly the one on the top left. The color scheme there is more earthy. Flat roof was still there. We did use some stone.

Discussion.

Ms. Clock said something more like what you are showing in the top left corner would fit a little bit better. What is the process now if we want something more in line with buildings there and you are given the porotype? Mr. Patel said the suggestions would be taken back to Marriott and see if they'd allow us to do it. Then we'll come back to you.

Ms. Clock said she liked what was being shown but it doesn't fit into what we currently have. I want everything to flow well.

The Chair said the applicant has a strong feeling as to what we want up on West Street and he is not here tonight. Maybe you can coordinate with Mr. Lovely. He knows exactly what we are looking for.

Discussion.

Mr. Chaplinsky added that overall he was supportive of the plan. It looks good. If you can massage that a little bit --- I think it looks great.

The circulation pattern was discussed.

Mr. Bovino noted staff comments have been received and responded to. Other than the building elevations, we have addressed all the comments so far. We're waiting for Mr. Grappone so we can address his comments and get action for the next meeting. The applicant would like to get in the ground in the fall.

Mr. Chaplinsky made a motion to table. Mr. Sinclair seconded. Motion passed unanimously on a voice vote.

F. Adam Pio, request for release of \$7,050 E & S bond, 135 Lazy Lane (SPR A#1607.1).

Ready for action.

Mr. Sinclair made a motion to approve. Mr. Macchio seconded. Motion passed unanimously on a voice vote.

G. Lovely Development, Inc., request to transfer completed value of work from Phases 1 - 3 toward bonding of Phase 4, and release Security Agreement for Phases 4, North Ridge Estates (S #1302)

Ready for action. Mr. Sinclair so moved the motion. Ms. Clock seconded. Motion passed unanimously on a voice vote.

8. REGIONAL PLANNING COMMISSION UPDATE

No updated. Next meeting in September.

9. ITEMS TO BE SCHEDULED FOR PUBLIC HEARING

- Petition of Kratzert, Jones and Associates to Enact a Zoning Regulation Amendment of Text to amend Section 12-02.4 of the Town of Southington Zoning Regulations (ZA #588), June 21

Can be scheduled for June 21st.

10. ADMINISTRATIVE REPORTS

Nothing this evening.

11. RECEIPT OF NEW APPLICATIONS

1. Lovely Development - the hotel we just discussed.

2. Exec West LLC - site plan modification for Building B. It's a pad site at 99 Executive Boulevard South. It's on the corner. It's for a Chip's Restaurant.

3. John Senese Petition to change zone boundary from R-12 to B over the entire properties of 2, 4 and 6 Upson Drive. Public hearing scheduled for June 21st.

Mr. Sinclair reminded Mr. Grappone he had asked him a few meetings ago about the intersection of High Street and Merrill Street and maybe looking at directing traffic one way on Merrill he was going to look into that with the Police Chief.

Mr. Grappone responded that the Police Chief was not in support of that. I will check with him again to see if he has changed his mind.

Mr. Chaplinsky brought up that he had talked to the Planner before the meeting about how we can push some of the items we have forward so the Planner can get the memo out to the commission sooner than four or five o'clock in the afternoon on the day of the meeting.

We should go back and look at what sequence of events we need leading up to the Tuesday meetings and how we can get the memo so we can have an opportunity to go through these and if we have site visits have an opportunity to digest the comments and requests sooner than a few hours before the meeting.

Attorney Sciota reminded the commission of a policy you had and it slipped again, but if you recall you put a policy into staff that anything not received by noon on the Thursday before your meeting was not reviewed. We've had this conversation many times.

Discussion.

You can be too friendly in the user capacity and it causes problems here. Attorney Sciota advised he has a meeting with staff at 3:00 before your meeting and they are still going over stuff for that night's meeting as stuff comes in that day. Maybe that's something that we can work toward yet again and the applicants understand it's got to be in by noon on Thursday to guarantee it be on the agenda for the meeting.

Discussion.

It was decided to advise applicants/representatives they have to have their stuff in by Friday, at the end of business, before the meeting Tuesday to guarantee you will be on the agenda.

12. EXECUTIVE SESSION - to discuss real estate

Mr. Sinclair made a motion to go into executive session barring the press and public, including staff to discuss a real estate matter. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned to executive session at 8:01 o'clock, p.m.)

EXECUTIVE SESSION

The Planning & Zoning Commission of the Town of Southington entered into executive session immediately following their regularly scheduled regular meeting on Tuesday, June 7, 2016 at the Municipal Center Assembly Room, 196 North Main Street, Southington, CT in order to discuss real estate.

Paul Chaplinsky	James Sinclair
James Morelli	Jennifer Clock
Susan Locks	James Macchio
Michael DelSanto, Chair	

Alternates: Ted Cabata & Robert Hammersley

Ex-Officio: Robert Phillips, Director of Planning & Community
Development
James Grappone, Assistant Town Engineer
Mark J. Sciota, Deputy Town Mgr./Town Attorney

No motions or votes were taken.

Ms. Clock made a motion to adjourn executive session which Mr. Sinclair seconded. Motion passed unanimously on a voice vote.

(Whereupon, executive session was adjourned at 8:45 o'clock, p.m.)

REGULAR SESSION

Mr. Sinclair made a motion to adjourn which Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 8:46 o'clock, p.m.)

Mark J. Sciota
Acting Secretary

